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APPLICATION OF
THE MASSACHUSETTS GENERAL HOSPITAL
FOR
PLANNED DEVELOPMENT AREA
June 19, 1987

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APPLICATION FOR THE ESTABLISHMENT
OF A PLANNED DEVELOPMENT AREA

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The Massachusetts General Hospital (the MGH) hereby submits its application for establishment of the block bounded by Cambridge Street, North Grove Street, Parkman Street and North Anderson Street as a Planned Development Area (PDA). All but approximately 3,500 square feet of the block is owned by the MGH. The remaining 3,500 square feet is owned by Mobil Oil Corporation, but will be acquired by the MGH under the terms of an existing purchase agreement.

The parcel presently owned by the MGH is occupied by a five story concrete parking garage containing 650 parking spaces, which serves the MGH's main facility across the street. The site still owned by Mobil Oil Corporation was previously used as a gasoline station.

At the time the parking garage was constructed, the MGH, community representatives, and the City agreed that the parking garage would be set back from both North Grove Street and Cambridge Street so that, at some point in the future, a more aesthetically pleasing structure could be constructed to buffer the garage. The MGH now proposes to provide that structure in accordance with the plans submitted with this application. The proposed building is actually composed of two linked buildings: a five story building with retail and lobby at grade and four stories of doctors offices above the first floor, and a three story administrative building connected to the five story building at the basement, second and third levels. The smaller building is intended to house certain MGH administrative functions.

The proposal has been reviewed by the Beacon Hill Civic Association, Cambridge Street Community Development Corporation and some of the abutters, and has received either support or votes of non-opposition to the proposal. The MGH has requested a meeting with representatives of the Charles River Park Condominium owners and is awaiting their response to an invitation for a meeting. Additionally, meetings with other interested parties in the neighborhood will continue.

The MGH and its architects have also met with various members of the staff of the Boston Redevelopment Authority (BRA) to elicit their suggestions and concerns, and the plans submitted herewith reflect the suggestions of both the community groups and the BRA staff.

The remainder of the enclosures respond to the information requested in connection with its submission of a PDA application. The site survey, the site plan and proposed plans are also submitted herewith.

I. Land Use.

The proposed structure is actually composed of two linked buildings: a five story professional office building with retail and lobby at grade with four stories of physicians' offices above, and a three story administrative building connected to it at the basement, second, and third levels.

The Professional Office Building generates 30,276 gross square feet of which 27,068 square feet are rentable, producing an efficiency of 89.4%. The Administrative Office Building generates 6,399 gross square feet of which 5,863 square feet are rentable, an efficiency of 91.6%. They share a common basement of 7,744 gross square feet with a rentable area of 6,398 square feet. The project thus totals 44,419 gross square feet with a rentable area of 39,329 which yields an overall efficiency of 88.5%.

The site for the project consists of the land to the south and west of the parking garage between North Grove and Anderson Streets. The entire block totals 48,164 square feet. However, the buildable portion of the site not taken up by the parking garage totals 16,664, of which about 3,500 square feet belong to the Mobil Oil Corporation (to be acquired by MGH).

CONTEXT

The site will form the eastern edge to the entrance down North Grove Street to the General Hospital. North Grove Street from Cambridge to Fruit Street is defined spatially by its two flanking garages and their grass strip setbacks of varying dimension. These garage facades are open air five story concrete structures. Only at the western corner of Cambridge and North Grove Street does the Resident Physician's House (RPH) present a smaller scale, warmer building facade inviting to the eye. This structure was moved at the request of the BRA from within the General Hospital campus to its present site. Although it is set back from the sidewalk and is surrounded by a lawn, a brick wall topped by wrought iron fencing has been constructed flush with the sidewalk to make the site compatible with the continuous building wall along the north side of Cambridge Street traveling west. Presently, the RPH stands very alone at this important entrance to the General Hospital.

Across Cambridge Street to the south rises the north slope of Beacon Hill. The southern side of Cambridge Street is characterized by brick and stone masonry buildings of various heights to eight stories which are for the most part built out to the property line. The occasional gas station or vacant lot interrupts the continuous building wall along this side of Cambridge Street. The northern side of Cambridge Street, which includes the site for the proposed

project, is ill defined, travelling east beyond the RPH. Between North Grove and Anderson Streets a twelve foot public sidewalk borders the 54' grass strip in front of the MGH garage to the small Mobil gasoline station at the Cambridge and Anderson Street corner. A small temporary park and the Exxon gasoline station define the next block. Then the sidewalk widens along the Holiday Inn and Charles River Plaza where a double row of trees relieves the blankness of the one level raised parking plaza, but this relief lasts only until the leaves fall.

Cambridge Street is an important entrance to the city and consists of two travel lanes plus parking/travel lane each side of a center median barrier. As one travels along Cambridge Street from Government Center toward the entrance of the General Hospital at North Grove Street, the road slopes downward noticeably. This elevational difference will make the hipped roof line and numerous dormers of the Professional Office Building all the more visually prominent and interesting.

RESPONSE TO CONTEXT

The proposed project responds to its context and site constraints in a number of ways. The Administration Building component is conceived to complement the RPH by using the same roof pitch, by setting back from Cambridge Street about the same distance to produce the same protected lawn and wrought iron fence definition to the sidewalk, by facing the RPH across the street, and by closely matching the fenestration, massing, and materials of the RPH. It is conceived to provide in conjunction with the RPH a portal entry to the General Hospital. This sense of passing through an entry will be reinforced by the relandscaping of the more defined space between the two garages into a landscaped mall. Utilizing columnar evergreen planted on closely spaced centers immediately adjacent to each garage facade, the landscaping treatment will significantly lessen the visual impact of these concrete facades. Further enhancement of the eastern side of Grove Street will produce pedestrian paths of brick with feature plantings while retaining the Linden Street trees on both sides of the street.

The Administration Building is attached to the Professional Office Building by a second and third story arched bridge and below grade by a basement level. The Professional Office Building extends from the garage facade to the property line at the sidewalk. Building to the property line in this manner is necessary in front of the garage due to the tight dimension between the end of the garage and the sidewalk of about 54 feet. The building is composed in five bays, the middle three of which are set back three feet. The ground plane is further extended by the arcaded entrance porch of some eight feet in depth.

The Professional Office Building rises vertically four stories or 50 feet to an eave line from which a hipped roof slopes up at 12/12 pitch to termination at 69 feet. The last six feet of slope is utilized as a screen to roof-top air handling units, elevator

override and plumbing stacks. The fifth floor area is diminished by the slope of the roof and is lit by a combination of dormers, roof windows, and clerestory windows.

PARKING, TRAFFIC AND SERVICE

The basement lobby of the Professional Office Building will open onto the basement level of the parking garage for servicing by panel or pick-up truck. Large furniture or equipment items may have to be loaded from curbside along Cambridge Street and a single space loading zone for that requirement may be necessary. However, it is anticipated that the day-to-day servicing of the retail and physicians offices would be through the garage in vehicles with proper clearances.

Parking will be accommodated within the existing garage at the grade level lobby entrance to the garage. A four hour fire wall separating the Professional Office Building from the garage will necessitate solid entry doors with no glass for that connection.

Given the limited scope of the project, it is anticipated that the traffic impact and additional parking requirements will be minimal. During construction, it is anticipated that the sidewalk along Cambridge Street will have to be fully utilized by the contractor.

SUNLIGHT/SHADOW

Because the project is located on the northern side of Cambridge Street, the shadows cast by the Professional Office Building fall on the garage, not on any public right of way or space for most of the day. In early morning and evening in wintertime, some shadow will be cast on the temporary park across Anderson Street and the RPH across North Grove Street. These shadows are not considered significant due to the low height of the building and the limited times of day when the sun would produce such shadows.

The Administration Building will cast shadows in wintertime on the first seventy or so feet of the landscaped mall at midday, but, again, the low height of this 2 1/2 story building will not significantly darken the open space.

WIND

Cambridge Street acts as a funnel to wind in winter coming off the Charles River Basin. There may be some increase in the velocities at sidewalk level due to the narrowing of the gap across Cambridge Street. This condition would probably not be as severe as the Holiday Inn area where not only the street gap is narrowed but also the deflections of wind down and around the much higher hotel would tend to accelerate velocities at grade. In the aggregate, wind along Cambridge Street will probably not be significantly affected by such a modest structure as the proposed building.



II. Zoning.

The block which is the subject of this application is presently zoned H-4. Accordingly, the floor area ratio requirement is 4.0. The entire block occupies 48,164 square feet of space. The existing garage contains approximately 144,000 square feet of space above grade and the proposed new structures will contain a total gross floor area, as defined in the Zoning Code, of 40,547 square feet (excluded is one-half the basement area which is devoted to accessory uses). Thus, the total floor area ratio is approximately 3.83, below the required 4.0.

While the Zoning Code does not impose a useable open space requirement for the proposed uses, it should be noted that approximately 10% of the lot will not be occupied by buildings. As noted in the project description above, the proposed improvements are intentionally designed to the street line at Cambridge Street.

The Zoning Code does not require that any additional parking be provided for the new improvements. Generally, it is expected that the parking garage on the site will have sufficient capacity to provide for the minimal additional need generated by the new facility. The MGH has recently instituted a program to eliminate or substantially reduce all day parking in the garages located adjacent to the General Hospital. Shuttle buses are used on a frequent basis to and from the parking lot at North Station, and an adjustment has been made in the employee utilization of the main parking garages. It should be noted that the parking garage on the parcel described above, together with the parking garage across the street and the open lot across North Anderson Street produce approximately 1,450 parking spaces.

The proposed use of the building for medical and administrative offices is conditional in an H-4 Zoning District. However, in accordance with use item 22 of the Zoning Code, once the property is designated as a PDA, those uses become allowed as of right. The retail space on the ground floor, however, is a forbidden use in an H-4 Zoning District and, accordingly, relief will be required from the Board of Appeal. That relief, however, is the only relief that will be required.

It should be further noted that the BRA intends to request the Zoning Commission to designate the entire downtown Boston area, including the area of the subject site, as an interim planning overlay district. The proposal submitted herewith is fully and completely consistent with the planning objectives for Cambridge Street as set forth in the May 21, 1987 draft of the Downtown Interim Planning Overlay District Proposal.

III. Scheduling.

The applicant intends to seek Boston Redevelopment Authority approval of the Planned Development Area in July, 1987. During that time, additional meetings will be held with abutters and community groups. The anticipated schedule further contemplates Zoning Commission approval in August, 1987 and a Zoning Board of Appeals hearing by October, 1987. Based upon that schedule, construction could commence in late fall, 1987. The construction period is expected to take 18 months. Therefore, an expected occupancy would be in May, 1989.

SCHEMATIC PHASE
OUTLINE SPECIFICATIONS
FOR
MASSACHUSETTS GENERAL HOSPITAL

PROFESSIONAL OFFICE BUILDING
CAMBRIDGE ST., BOSTON, MASSACHUSETTS

THOMSON ASSOCIATES
225 FRIEND STREET

ARCHITECTS
BOSTON, MA 02114

A. GENERAL

1. Scope

The project is a four storey, 4,500 sq.ft. administration building, linked to a six storey, 35,000 sq.ft. doctors' office building, which backs up to an existing precast concrete seven storey car park.

The doctors' office building will have storage and delivery in the basement. A restaurant and pharmacy will be located on the first floor, with access from Cambridge St. and the car park. Doctors' offices will be located on the other four floors.

The administration building will have administration offices on all floors.

2. General Requirements

The General Conditions of the Contract will be AIA Document A-201, with supplementary and special conditions as dictated by requirements of the Owner.

3. Regulations

Design and construction are to be in accordance with requirements of the Commonwealth of Massachusetts Building Code, and all applicable federal, state and local laws, ordinances and regulations.

B. SITEWORK

1. Footings: 3000 PSI spread footings under interior of building.

2. Paving

Pedestrian forecourt and paths around buildings to be brick paved.

3. Site Walls

Brick, with Indiana limestone cappings and black iron railings to match fence around existing brick building across North Grove Street.

C. STRUCTURE

1. Base Bid:

Composite beams/girders	50 KSI
Columns/beams	36 KSI
Base plates	36 KSI
Anchor bolts	36 KSI
Connections	3/4" A325 bearing type anchor bolts

Deck: 2" x 20 gauge composite metal deck

3/4" lightweight concrete cover

Deck reinforcement: 6x6 W2.1 x W2.1 W.W.F.

Over top of girders #3 6'0" 18"o.c.

2. Alternate No. 1:

Bearing walls 8" w. #5 @ 48"o.c.

D. EXTERIOR WALLS

1. Light gauge steel framing: 6" x 18 ga. 16"o.c. SJ type.
2. Cladding to be water-struck solid clay brick without cores conforming to ASTM C-2016, grade SW, Type FBS, to match existing brick building across North Grove St.
3. Ground floor and trim: Limestone, Standard Buff, Sugar Cube Finish.

E. ROOFING AND FLASHING

1. Steel structure with nailable roof deck to be covered with Supradur mineral fiber 'Supra-Slate', nailed over two plies of lapped 15 ply asphalt saturated asbestos building felt.
2. Cap and counter flashing to be lead coated 16 oz. copper.

F. STAIRS

1. Egress stairs to be steel channel and pan construction with concrete fill. Rails to be standard steel pipe, fully welded.

G. WINDOWS, GLASS AND GLAZING

1. Windows

To be equal to Marvin Magnum Tilt-turn, Marv-a-Gard aluminum clad in medium bronze, glazed with 1" insulating Low-E glass.

2. Entrance Doors

Narrow stile aluminum with two lights of ¾ inch clear tempered glass.

3. Skylights

Marvin Roof Windows, Marv-A-Yard aluminum clad in medium bronze, glazed with 1" insulating Low-E glass.

H. DOORS AND FRAMES

1. Frames

16 gauge pressed steel, fully welded construction.

2. Doors

Interior fire rated doors 18 gauge stretcher leveled steel.

Wood doors to be flush solid particle board cove with oak or cherry veneer faces to receive clear finish.

I. HARDWARE

Butts or Pivots: 1-½ pairs per door, regular weight, 4-½"x4-½".

Locksets: Mortise type, master key system.

Closers: Surface mounted - interior
Concealed - exterior

Stops: Floor or wall type as required

Door Pulls: Surface applied - through bolted

Exit Devices: Concealed

Thresholds: Aluminum flat sills

Finish: US 32D

J. CERAMIC TILE

1. Floor Tile and Base at Toilets and Janitor Closets: 2"x2"x¼" unglazed ceramic mosaic tiles, face mounted.
2. Wall Tile for Kitchen and 4'0" dado at Toilets and Janitor Receptor: 4"x4"x5/16" non-vitreous, matte glazed.
3. Kitchen, restaurant and servery to have quarry tile pavers.

K. PARTITIONS

1. Egress stair enclosures, elevator shafts and utility shafts to be fire-rated gypsum shaft wall construction.
2. Other partitions to be ½ inch gypsum board, paint finish, on standard steel studs. Full height laminated glazed partitions at reception areas, with natural wood frames.
3. Interior face of exterior walls to have gypsum wallboard finish, with glass fiber insulation between steel studs.
4. Toilet Room partitions to be ceilinghung, porcelain enamel finish. Units meeting code requirements for use by handicapped to be provided.

L. CEILINGS

1. General: 24 inch by 24 inch by 5/8 inch mineral fiber lay-in tile with regular edge complete with exposed T-grid suspension system.
2. Basement: Painted exposed structure

M. FLOORING

1. Doctors' Offices, Administration Areas and Pharmacy
Resilient flooring, VPI Terralast 12"x12" Vinyl Tile.
2. Waiting Areas and Upper Lobbies
Allow a figure of \$20.00 per square yard for directly adhered roll carpet.
3. Coved vinyl 4 inch base at all vinyl tile and carpeted areas.
4. Entrance Lobby: Brick paved, with granite panels.

N. PAINTING

1. Exterior Metal - shop coated or galvanized: Two coats metal finish enamel.
2. Interior Metal
Shop coated: Two coats semi-gloss enamel.
Uncoated: Primer and two coats semi-gloss enamel.
3. Gypsum Board and Plaster Walls and Ceilings: Two coats alkyd semi-gloss.
4. Exposed Concrete Block: One coat primer - filler and one coat alkyd semi-gloss.
5. Exposed Concrete Ceilings: Two coats latex flat.
6. Wood Doors and Trim: Two coats penetrating oil and one coat of wax, rubbed.

O. ELEVATORS

1. Two oil-hydraulic with six stops.
2. Machine room to be in basement adjacent to shaft.

P. BUILDING SPECIALTIES

1. Entrance Mats and Frames: 7/16 inch thick ribbed rubber matting with built-in extruded aluminum mat frame.
2. Fire Extinguishers and Cabinets: Multi-purpose 2½ gallon size. Cabinets shall be recessed metal with a clear acrylic door front.

V. Project Financing.

The demand for physician office space on or near the main campus of the General Hospital exceeds the supply. Office space exists in facilities on the main campus, including the Wang Ambulatory Care Center (WACC) and Charles River Park (CRP). All sites on the main campus have waiting lists of physicians who wish to establish or expand office space.

Market analysis indicates a rental rate of approximately \$22 per square foot for the retail space and \$25-\$32 per square foot for physician offices. Rates of \$22 and \$32, respectively, are used in the attached financial projects.

The financial information consists of the following:

- Exhibit A: Capital Expenditure
- Exhibit B: Revenue and Expense Projections
- Exhibit C: Sources and Uses of Funds
- Exhibit D: Cash Flow Projections
- Exhibit E: Debt Service Schedule
- Exhibit F: Trustees of The Massachusetts General Hospital
- Exhibit G: Abutter List

EXHIBIT A
CAPITAL EXPENDITURE

Construction Contract	\$5,409,000	
Arch. + Eng. (7.4% of Building)	\$ 402,000	
Clerk of the Works	\$ 21,000	
Equipment + Furnishings	<u>\$ 5,000</u>	
Sub-Total		\$5,837,000
Land Purchase	\$ 350,000	
Landscaping	\$ 150,000	
Site/Soil Testing and Cleanup	\$ 200,000	
Planning, Development, Occupancy	\$ 50,000	
Legal	<u>\$ 25,000</u>	
Sub-Total		<u>\$ 775,000</u>
TOTAL: Construction		\$6,612,000
Net Const. Loan Interest (Note 1)	\$ 249,000	
Financing Fees	<u>\$ 20,000</u>	
TOTAL: Financing		\$ 269,000
Contingency		<u>\$ 350,000</u>
TOTAL: Capital Expenditure		\$7,231,000

(Note 1) $\$6,231,000 \times 8\% \times 1 \text{ yr. const. period} \times 50\% \text{ drawdown}$

EXHIBIT B

REVENUE AND EXPENSE PROJECTION

	(\$ 000's)		
REVENUES	<u>YEAR 1</u>	<u>YEAR 2</u>	<u>YEAR 3</u>
Professional Office Rental (22,838 nrsf x \$32/nrsf x % occup.)	(75% Occup.) \$ 548	(95% Occup.) \$ 694	(95% Occup.) \$ 694
Retail Area Rental (4,230 nrsf x \$22 x 100% occup.)	93	93	93
Administration Rental (5,863 nrsf x \$25 x 100% occup.)	<u>147</u>	<u>147</u>	<u>147</u>
TOTAL: REVENUES	\$ 788	\$ 934	\$ 934
EXPENSES			
Administrative	20	20	20
Service Contracts, Repair, Maintenance, Grounds	55	55	55
Utilities	79	79	79
Cleaning, Security	77	77	77
Audit, Legal, Promotional	10	10	10
Insurance	8	8	8
Payment in Lieu of Taxes (Note 1)	<u>11</u>	<u>11</u>	<u>11</u>
Sub-Total: Expenses from Operations	\$ 260	\$ 260	\$ 260
Depreciation	202	202	202
Interest (Note 2)	<u>490</u>	<u>472</u>	<u>452</u>
TOTAL: EXPENSES	<u>\$ 952</u>	<u>\$ 934</u>	<u>\$ 914</u>
SURPLUS (DEFICIT)	\$ (164)	\$ 0	\$ 20

(Note 1) Used \$0.30/square foot, consistent with 1982 PDA zoning designation of General Hospital main campus. (Square footage calculated as gross floor area less mechanical area.) \$0.30/square foot X 35,000 square feet.

(Note 2) Borrowing of \$6,231,000 for 15 years at fixed rate of 8%, with 1/4 point.

EXHIBIT C
SOURCES AND USES OF FUNDS

<u>SOURCES</u>		<u>USES</u>
MGH Equity	\$1,000,000	Total Capital Expenditure \$6,881,000 (Less Contingency)
HEFA Equipment Pool or Commercial Loan	<u>\$6,231,000</u>	Reserve for Contingency <u>\$ 350,000</u>
	\$7,231,000	\$7,231,000

EXHIBIT D

CASH FLOW PROJECTION

	<u>YEAR 1</u>	<u>YEAR 2</u>	<u>YEAR 3</u>
Surplus (Deficit):			
Annual	(164)	0	20
Cumulative	(164)	(164)	(144)
Cash Flow:			
Annual	(186)	(41)	(41)
Cumulative	(186)	(227)	(268)

Loan Repayment Schedule

Loan Amt. \$6,231,000
 Term 15
 Interest 8.00%
 Payment (Annual) \$714,560

YEAR	PRINCIPAL PAYMENTS	INTEREST PAYMENTS
Year 1	\$224,182	\$490,378
Year 2	\$242,789	\$471,771
Year 3	\$262,940	\$451,620
Year 4	\$284,764	\$429,796
Year 5	\$308,399	\$406,161
Year 6	\$333,996	\$380,564
Year 7	\$361,718	\$352,842
Year 8	\$391,740	\$322,820
Year 9	\$424,255	\$290,306
Year 10	\$459,467	\$255,093
Year 11	\$497,603	\$216,957
Year 12	\$538,904	\$175,656
Year 13	\$583,633	\$130,928
Year 14	\$632,074	\$82,486
Year 15	\$684,536	\$30,025

Total Interest Payments \$4,487,403

Note: Compounded monthly.



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Tel. (617) 942-1734

EXHIBIT G: ABUTTER LISTANDERSON STREET

<u>Lot No.</u>	<u>Bill No.</u>	<u>Ward</u>	<u>Parcel</u>	<u>Owner & Address</u>
11	28410	5	2219	Edward R. Fitzgerald, ETAL 11 Anderson Street Boston, MA 02114
13	81130	5	2220	Richard Shaklik, ETAL 13 Anderson Street Boston, MA 02114
15	Empty Lot			
17	E053332	3	395	General Hospital Corp No. Anderson Street Boston, MA 02114
19	23220	3	396	General Hospital Corp. 55 Fruit Street Boston, MA 02114
25	23250	3	402	General Hospital Corp. 55 Fruit Street Boston, MA 02114
27	89040	5	2099	The 27 Anderson Street Condo Trust c/o No. Slope Dev. Corp. Box 874 Edgartown, MA 02539
27/Unit 2	831140	5	2099	Bernardo B. Fruciano — 27 Anderson Street Boston, MA 02114
27/Unit 1	631130	5	2099	Bernardo B. Fruciano 27 Anderson Street Boston, MA 02114
27/Unit 6	1600510	5	2099	Susan E. Adams 27 Anderson Street Boston, MA 02114
27/Unit 5	1400500	5	2099	Susan E. Adams 27 Anderson Street Boston, MA 02114
27/Unit 4	1286410	5	2099	Jennifer Stix Trust 27 Anderson Street Boston, MA 02114

ANDERSON STREET

<u>Lot No.</u>	<u>Bill No.</u>	<u>Ward</u>	<u>Parcel</u>	<u>Owner & Address</u>
27/Unit 3	61060	5	2099	Leslie K. Miles 27 Anderson Street Boston, MA 02114
27/Unit 8	2000530	5	2099	Susan E. Adams 27 Anderson Street Boston, MA 02114
27/Unit 7	1800520	5	2099	Susan E. Adams 27 Anderson Street Boston, MA 02114
29	33830	5	2100	Daphne E. Georges c/o Crescent Realty Co. Inc., 83 Charles Street Boston, MA 02114
31	33840	5	2101	Daphne E. Georges c/o Crescent Realty Co., Inc. 83 Charles Street Boston, MA 02114
33	72880	5	2102	Frank Ramaccrti Trustees 43 Revere Street Boston, MA 02114
23	78970	5	2202	Salvatore Saviano 31 Phillips Street Boston, MA 02114

BLOSSOM STREET

<u>Lot No.</u>	<u>Bill No.</u>	<u>Ward</u>	<u>Parcel</u>	<u>Owner & Address</u>
5	209510	3	660	Charles River Plaza Co. c/o Holiday Inc. 1023 Cherry Road Memphis, TN 38117
8	23190	3	387	General Hospital Corp. 55 Fruit Street Boston, MA 02114
12	23180	3	386	General Hospital Corp. 55 Fruit Street Boston, MA 02114
16	E0529-32	3	385	General Hospital Corp. 32 Fruit Street Boston, MA 02114
18	E052932	3	381	General Hospital Corp. 32 Fruit Street Boston, MA 02114
10	23180	3	386	General Hospital Corp. 55 Fruit Street Boston, MA 02114
46 ,52 ,53, 62, 28, 30,				Mass. General Hospital 255 Charles Street Boston, MA 02114
33	E0014	3	670	Black Stone Co. Ma. LPS. 33 Blossom Street Boston, MA 02114
333	N/A	3	N/A	Charles River Park Devel. Co. L.P. 5 Longfellow Place Boston, MA 02114
75	9500	3	450	Charles River Park Co. 5 Longfellow Place Boston, MA 02114
95,85	27510	3	475	Hawthorne Place Condo. c/o Hilary J. Rockelt 198 Pleasant Street Marblehead, MA 01945

CAMBRIDGE STREET

<u>Lot No.</u>	<u>Bill No.</u>	<u>Ward</u>	<u>Parcel</u>	<u>Owner & Address</u>
247	10-56840	22	1681	Dave Tam, ETAL 20 Elm Street Wollaston, MA 02170
243	28190	22	1680	Richard S. Kates, Trst. 241 Cambridge Street Allston, MA 02134
239	18850	3	389	Exxon Corp. c/o JL Windlinger Prop. Tax Houston, TX 77001
261	42570	3	419	Mobil Oil Corp. c/o Property Tax Division Box 290 Dallas, TX 75221
327	31150	3	442	Alan D. Kaufman Trust 327 Cambridge Street Boston, MA 02114
313	13230	3	440	Samuel S. Crisafulli 313 Cambridge Street Boston, MA 02114
305, 307	59780	3	438	Harvey Swartz 305 Cambridge Street Boston, MA 02114
301	37790	3	437	Robert C. Mackay 301 Cambridge Street Boston, MA 02114
295, 297, 299	18400	3	436	Elias & Constantina Inc. c/o Elisa Constantina Inc. 297 Cambridge Street Boston, MA 02114
315	13230	3	440	Samuel S. Crisafulli 313 Cambridge Street Boston, MA 02114
317, 319, 325	61710	3	441	Three-25 Cambridge St. LPS. 317 Cambridge Street Boston, MA 02114

CAMBRIDGE STREET

<u>Lot No.</u>	<u>Bill No.</u>	<u>Ward</u>	<u>Parcel</u>	<u>Owner & Address</u>
303	37790	3	437	Robert C. Mackay 301 Cambridge Street Boston, MA 02114
226	148630	5	2170	Walter Kirley, ETAL 226 Cambridge Street Boston, MA 02114
228, 230, 232, 234	15020	5	2169	Stephen E. Chaletzky, Trustee 587 Beacon Street Boston, MA 02215
236, 238 240	15010	5	2168	Stephen E. Chaletzky, Trustee 587 Beacon Street Boston, MA 02215
242, 244, 246	E017511	5	2187	Christian Assembly Inc. 242 Cambridge Street Boston, MA 02114
248, 270	E0006	5	2186	Anderson St. Assoc. 8 Anderson Street Boston, MA 02114
272, 274	57990	5	2216	W. Martin Ts. 286 Cambridge Street Boston, MA 02114
276, 280	57980	5	2215	W. Martin Ts. 286 Cambridge Street Boston, MA 02114
282, 284	57970	5	2214	W. Martin Ts. 286 Cambridge Street Boston, MA 02114
286, 288	57960	5	2213	W. Martin Ts. 286 Cambridge Street Boston, MA 02114
296	18400	3	436	Elias & Constantina Inc. c/o Elisa Constantina Inc. 297 Cambridge Street Boston, MA 02114

CAMBRIDGE STREET

<u>Lot No.</u>	<u>Bill No.</u>	<u>Ward</u>	<u>Parcel</u>	<u>Owner & Address</u>
310, 316, 320	19650	5	2242	Peter E. Coulouras, Trsts. 310 Cambridge Street Boston, MA 02114
328	19640	5	2241	Lowes G. Coulouras Trsts. 1 Lindall Place Boston, MA 02114
265	42570	3	419	Mobil Oil Corp. c/o Proper Tax Div. Box 290 Dallas, TX 75221
265	E053632	3	418	General Hospital Corp. No. Anderson Street Boston, MA 02114
252, 256	E000600	5	72186	Anderson St. Assoc. 8 Anderson Street Boston, MA 02114

*265 is Parcel 419 & 418.

CHARLES STREET

<u>Lot No.</u>	<u>Bill No.</u>	<u>Ward</u>	<u>Parcel</u>	<u>Owner & Address</u>
255, 265, 273	E0524	3	370	Mass. General Hospital 255 Charles Street Boston, MA 02114

FRUIT STREET

<u>Lot No.</u>	<u>Bill No.</u>	<u>Ward</u>	<u>Parcel</u>	<u>Owner & Address</u>
69, 79, 85, 87		3		Mass. General Hospital 255 Charles Street Boston, MA 02114

PARKMAN STREET

<u>Lot No.</u>	<u>Bill No.</u>	<u>Ward</u>	<u>Parcel</u>	<u>Owner & Address</u>
38	E052732	3	383	General Hospital Corp. 38 Parkman Street Boston, MA 02114
24	E052832	3	384	General Hospital Corp. 24 Parkman Street Boston, MA 02114

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